

MEMORANDUM

Agenda Item No. 14(A)(12)

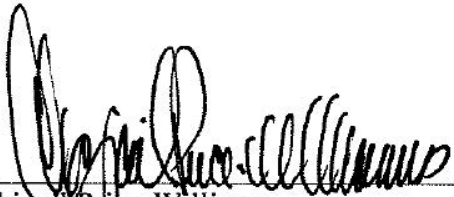
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 20, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing County Mayor to negotiate lease agreement with the Richmond Heights Community Development Corporation, a Florida not-for-profit corporation, for space within an approximately 13,753 square foot building located at SW 144th Street and Lincoln Boulevard in Commission District 9 and which building is located upon a property identified by folio no. 30-5019-028-0010, and to present the fully negotiated and finalized lease agreement directly on an agenda of this Board for its approval within 45 days

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.


Abigail Price-Williams
County Attorney

APW/smm



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

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Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(12)
10-20-20

RESOLUTION NO. _____

RESOLUTION DIRECTING COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO NEGOTIATE LEASE AGREEMENT WITH THE RICHMOND HEIGHTS COMMUNITY DEVELOPMENT CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR SPACE WITHIN AN APPROXIMATELY 13,753 SQUARE FOOT BUILDING LOCATED AT SW 144TH STREET AND LINCOLN BOULEVARD IN COMMISSION DISTRICT 9 AND WHICH BUILDING IS LOCATED UPON A PROPERTY IDENTIFIED BY FOLIO NO. 30-5019-028-0010, AND TO PRESENT THE FULLY NEGOTIATED AND FINALIZED LEASE AGREEMENT DIRECTLY ON AN AGENDA OF THIS BOARD FOR ITS APPROVAL WITHIN 45 DAYS

WHEREAS, pursuant to Resolution No. R-917-04, the voters of Miami-Dade County approved, as part of the Building Better Communities General Obligation Bond Program, Project No. 321 – Redevelopment – Larcenia J. Bullard Plaza in Commission District 9 in order to fund the redevelopment of the Larcenia J. Bullard Plaza located at SW 144th Street and Lincoln Boulevard into a multi-use facility; and

WHEREAS, in 2019, this Board approved Resolution No. R-784-19 to approve the award of a construction contract for the Larcenia J. Bullard Plaza project which was to consist of a new two-story building with approximately 14,000 square feet of total constructed area to be used as a catalyst for civic events in a designated museum and exhibit space for the use by, and the display of exhibits provided by, the local neighborhood and community, among other uses, and the lease or use by certain spaces by non-profit/community service providers and government agencies; and

WHEREAS, administrative staff estimates that the Larcenia J. Bullard Plaza project will be completed by February 2021; and

WHEREAS, both in Resolution No. R-784-19 approving the construction contract for the construction of the Larcenia J. Bullard Plaza and in Resolution No. R-638-18 approving the governmental facility development plan for the Larcenia J. Bullard Plaza, the items specified that Richmond Heights Community Development Corporation (“RHCDC”) was to occupy space for its operations on the second floor of the building and manage the rest of the Larcenia J. Bullard Plaza for the County; and

WHEREAS, RHCDC is a Florida not-for-profit entity, with the purpose of promoting the general welfare of the Richmond Heights Community through economic development by increasing property values, job opportunities, and the number of locally owned businesses in Richmond Heights, as well as raising awareness of social services available to residents in order to improve their quality of life; and

WHEREAS, as the completion of construction of the Larcenia J. Bullard Plaza is near, this Board desires to have the County Mayor or County Mayor’s designee negotiate and finalize a lease agreement with RHCDC to provide it space within the Larcenia J. Bullard Plaza from where it can continue to provide its services for the public and community interest and welfare and allow it to manage the facility for the County; and

WHEREAS, this Board desires to have the County Mayor or County Mayor’s designee negotiate a lease agreement with RHCDC for a term of not less than 30 years, at a nominal rent of \$1.00 per year and to allow the RHCDC to sublease a portion of its premises for the same uses and purposes as those permitted to the RHCDC (“basic terms”),

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board directs the County Mayor or County Mayor’s designee to negotiate a lease agreement to include the basic terms between the County, as landlord, and RHCDC, as tenant, for space at the approximately 13,753 square foot building constituting the Larcenia J. Bullard Plaza located at SW 144th Street and Lincoln Boulevard in Commission District 9 and on the land identified by folio no. 30-5019-028-0010 and to present the fully negotiated and finalized lease agreement to this Board.

Section 3. This Board directs the County Mayor or County Mayor’s designee to present the fully negotiated and finalized lease agreement between the County and RHCDC directly on an agenda of this Board without committee review within 45 days of the effective date of this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban L. Bovo, Jr.	Daniella Levine Cava
Jose “Pepe” Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MRP

Monica Rizo Perez